

December 13, 2013

Mr. David Lacey
Oregon Department of Environmental Quality
2020 SW Fourth Avenue, Suite 400
Portland, OR 97201-4987

**Subject: Swan Island Upland Facility
Request for New Operable Unit – OU5
ECSI No. 271**

Dear David:

The Port of Portland (Port) is under a Voluntary Cleanup Program (VCP) Agreement with the Oregon Department of Environmental Quality (DEQ) for Remedial Investigation (RI), Source Control Measures (SCMs), and Feasibility Study (FS) at the Swan Island Upland Facility (SIUF; dated July 24, 2006). For the purposes of the work conducted under that agreement, the SIUF has been divided into four Operable Units (OUs) designated as follows.

- OU1 – Approximately 57 acres of upland property owned by Shipyard Commerce Center LLC (formerly Cascade General), and operated as the Vigor Marine Ship Repair Yard and formerly known as the Portland Shipyard.
- OU2 – Approximately 24 acres of upland property owned by the Port south of N Channel Avenue, formerly referred to as the N Channel Avenue Fabrication site.
- OU3 – Approximately 2.5 acres of upland property owned by the Port on N Lagoon Avenue that includes the property at 5420 N Lagoon Avenue and the adjacent property to the north that provides access to Berths 308 and 309.
- OU4 – Approximately 7.8 acres of upland property between OU1 and OU2. Until 2008, OU4 was part of OU2, but was designated a separate OU to facilitate the sale of the property from the Port to Shipyard Commerce Center LLC.

Based on current property leases, OU2 consists of three separate areas. Pacific Rock Products LLC (doing business as "Cemex") has a leasehold on 12.1 acres in the central portion of OU2 to operate a concrete batch plant. Daimler Trucks North America LLC (DTNA) has a leasehold on approximately 8 acres at the southeast end of OU2 for temporary staging of trucks and trailers. The strip of land between the Cemex and DTNA lease areas and the line of ordinary high water (and extending northwest along OU4) represents the remaining approximately 4 acres. This strip of land is separated from the Cemex and DTNA leases by fencing. The Port would like to divide this strip of land into a new operable unit (to be known as OU5; Figure 1). The addition of OU5 will allow the Port to pursue a no further action (NFA) determination for the leased portions

of OU2 (i.e., Cemex and DTNA) ahead of a forthcoming Source Control Decision (SCD) for OU5.

Please call me at (503) 415-6325 if you have any questions.

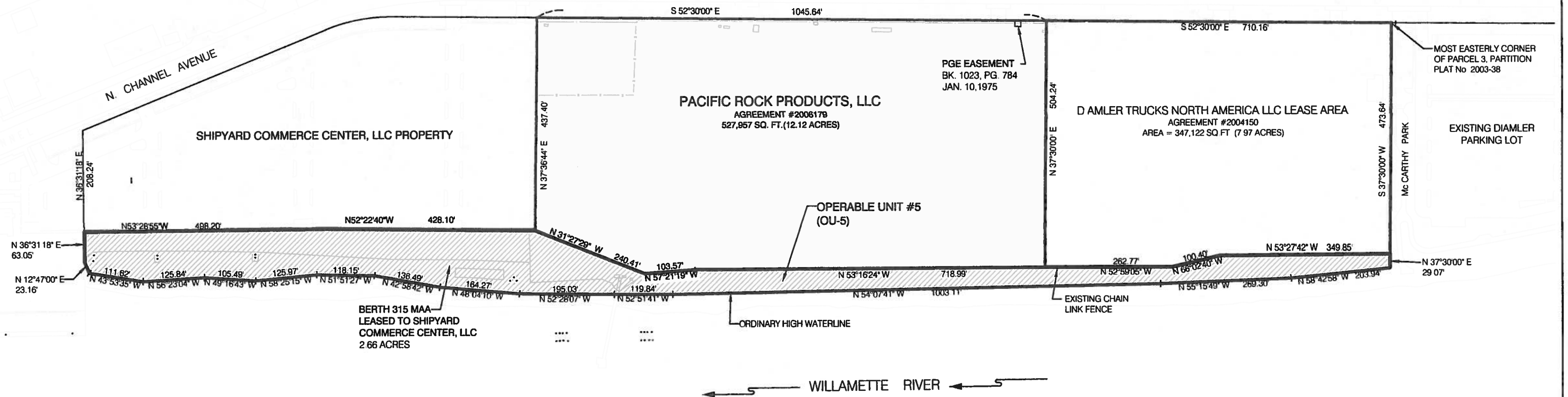
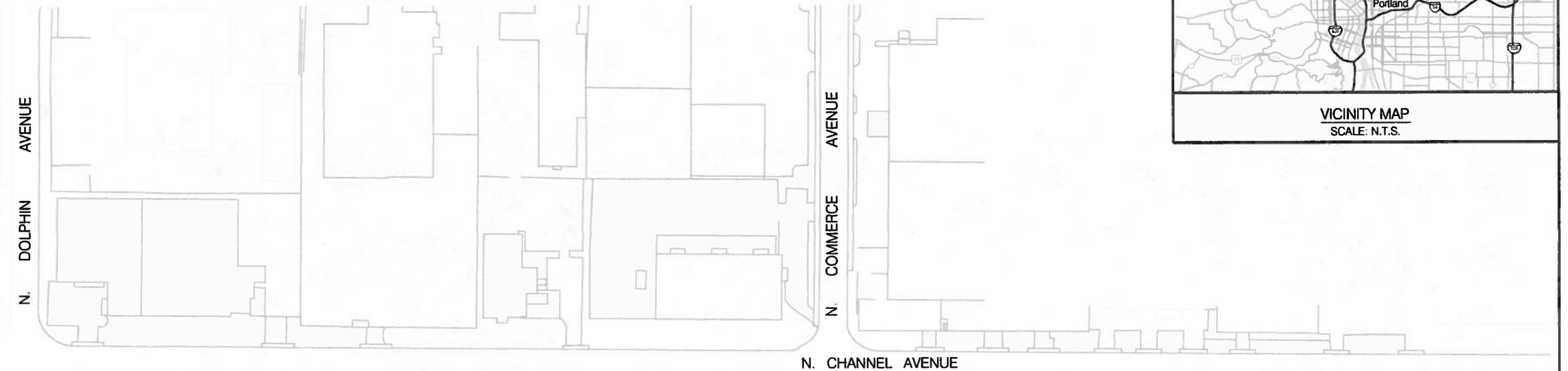
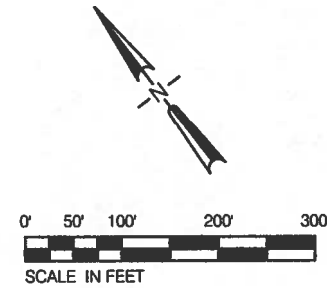
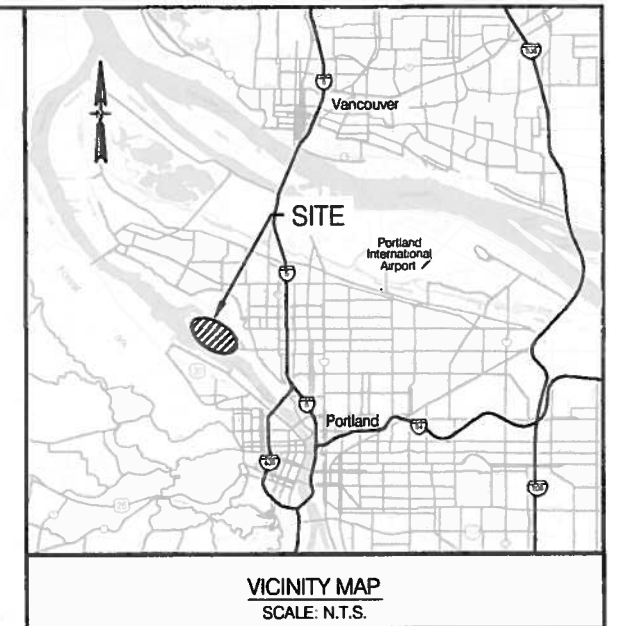
Sincerely,

A handwritten signature in black ink, appearing to read "Dwight Leisle". The signature is fluid and cursive, with the first name "Dwight" being more prominent than the last name "Leisle".

Dwight Leisle
Environmental Program Manager

c: Kristine Koch, EPA
Rich Muza, EPA
Erik Muller, Pacific Rock Products
Anzie Nelson, Port
Suzanne Barthelmess, Port
Richard Vincent, Port
Michael Pickering, Apex Companies, LLC
Mark Lewis, Formation Environmental
LWP File

THE BACKGROUND IS FOR INFORMATIONAL PURPOSES ONLY.

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PORT OF PORTLAND
PORTLAND, OREGON

2013UGEN
DESIGN NUMBER

810031
PROJECT NUMBER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Christopher Van

OREGON
JULY 25, 1995
CHRISTOPHER VANDERM

SIGNED: 12-13-
EXP: 6/30/2014

DESIGNED BY

DRAWN BY

CHECKED BY

D

DATE _____

SCALE

SWAN ISLAND

CHANNEL SITE
OPERABLE UNIT #5 - EXHIBIT

SUBMITTED BY

DWIGHT LEISLE
ENVIRONMENTAL MANAGER

TYPE

DRAWING NO.

EP

SI 2013-4

1/1 (SU-1)